

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
April 27, 2017

Case #2764: Application of Jacqueline Zapson of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2818: Application of Nancy Abasolo of 661 Neptune Boulevard, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(b) Height; 9-105.2(c) Front Yard; 9-105.3(d) Side Yard to elevate the existing house at 661 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 164, Lot 40 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2823: Application of Estate of Gertrude D'Auria of 1 Boyd Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(C) Front Yard; 9-105.8(D) Side Yard to elevate the existing house at 1 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 52 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2825: Application of Kevin O'Connell of 518 West Fulton Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing house at 518 West Fulton Street, Long Beach, NY also known as Section 59, Block 20, Lot 132 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2829: Application of Charles Ferraro of 546 West Hudson Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing house at 546 West Hudson Street, Long Beach, NY also known as Section 59, Block 21, Lot 121 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2832: Application of Matthew & Mary Quinn of 618 West Walnut Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(A) Use; 9-112(1) Minimum Off Street Parking for legalizing a 2nd kitchen in a single family dwelling at 618 West Walnut Street, Long Beach, NY also known as Section 59, Block 14, Lot 15 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2835: Application of Jeffery Berzner & Theresa Rosario of 86 California Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard for construction of a new residence at 86 California Street, Long Beach, NY also known as Section 59, Block 243, Lot 11 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2842: Application of Susan Kornacki of 71 Michigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(M) to subdivide a 60 X 60 parcel of land into two 30 X 60 parcels of land at 71 Michigan Street, Long Beach, NY also known as Section 58, Block 98, Lots 44 - 45 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2263: Application of Joyce Coletti of 166 West Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(a) Use for Renewal of 2 Year Conditional/Temporary Variance for maintaining a second kitchen in a one family dwelling at 166 West Penn Street, Long Beach, NY also known as Section 59, Block 75, Lot 161 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2843: Application of William Palazzo of 470 West Bay Drive, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(B) Height; 9-105.1(C) Front Yard; 9-105.1(D) Side Yard to elevate the existing house at 470 West Bay Drive, Long Beach, NY also known as Section 59, Block 30, Lot 12 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2844: Application of Timothy Salter of 65 Delaware Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(C) Front Yard for a new FEMA compliant house at 65 Delaware Avenue, Long Beach, NY also known as Section 59, Block 237, Lot 47 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2845: Application of Toni Lehr of 629 East Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height; 9-105.8(C) Front Yard to elevate the existing house at 629 East Pine Street, Long Beach, NY also known as Section 59, Block 179, Lot 22 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2846: Application of Michelle Fishman of 53 West Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 53 West Penn Street, Long Beach, NY also known as Section 59, Block 87, Lot 272 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2847: Application of Vincent Piccolino of 88 Arizona Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard; 9-105.5(D) Side Yard to elevate the existing house at 88 Arizona Avenue, Long Beach, NY also known as Section 59, Block 240, Lot 10 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2848: Application of Andrew Rossi of 658 Neptune Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot (6') high fence in the front yard at 658 Neptune Boulevard, Long Beach, NY also known as Section 59, Block 177, Lot 10 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2849: Application of Jonathan Baum of 51 Kerrigan Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 51 Kerrigan Street, Long Beach, NY also known as Section 59, Block 216, Lot 243 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2850: Application of Robert Hiller of 538 East Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for new off street parking in the front yard at 538 East Olive Street, Long Beach, NY also known as Section 59, Block 172, Lot 21 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2851: Application of Steven Golus of 101 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(C) Lot Area; 9-105.19(E) Front Yard; 9-105.19(F) Side Yard; 9-105.19(G) Rear Yard for a new single family residence at 15 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 31 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2852: Application of Robert Justh of 21 Ohio Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height; 9-105.5(D) Side Yard to elevate the existing house at 34 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 264, Lot 11 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2853: Application of Kenneth & Jean Moore of 23 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(E) Rear Yard to elevate the existing house at 23 Wisconsin Street, Long Beach, NY also known as Section 59, Block 256, Lot 32 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2854: Application of David & Sarah Dowler of 48 Vinton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 48 Vinton Street, Long Beach, NY also known as Section 59, Block 226, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2855: Application of Suzan Grubman of 127 Pacific Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height; 9-105.6(D) Side Yard to elevate the existing house at 127 Pacific Boulevard, Long Beach, NY also known as Section 59, Block 196, Lot 36 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2856: Application of Maureen Butler of 37 Alabama Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard for a modification of existing Variance to elevate the existing house at 37 Alabama Street, Long Beach, NY also known as Section 59, Block 258, Lot 25 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2857: Application of Anthony Ponte, Austin Rosenthal and 93 Indiana Ave LLC of 1233 Beech Street, House #16, Atlantic Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(m) Subdivision for subdividing 2 parcels of land to be used to construct two single family residences at 47 Arizona Avenue, Long Beach, NY also known as Section 59, Block 261, Lots 19 & 20 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2858: Application of Alex & Yelana Davenport of 95 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 95 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 32 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2859: Application of Patrick & Ann Pope of 46 Armour Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard to elevate the existing house at 46 Armour Street, Long Beach, NY also known as Section 59, Block 216, Lot 4 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2860: Application of Matthew Macaluso of 44 Minnesota Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 44 Minnesota Avenue, Long Beach, NY also known as Section 59, Block 252, Lot 6 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2861: Application of Elisa Gordon of 145 East Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(G) Accessory Building to elevate the existing rear yard accessory structure at 212 East Fulton Street, Long Beach, NY also known as Section 59, Block 121, Lot 111 on the Nassau County Land and Tax Map

OPEN FOR VOTING

Dated: April 27, 2017
Long Beach, N.Y.

Rocco J. Morelli
Chairman